

FOR SALE

525 E Crossville Road
Roswell, Georgia • 30075



INDUSTRY
REAL ESTATE PARTNERS

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PROPERTY OVERVIEW

525 E CROSSVILLE ROAD is a 14,000-square-foot, two-story office that is ideally suited for medical, financial, or professional office use. Originally constructed in 2004, the property is situated near a signalized intersection where Holcomb Bridge Road (Highway 140), Alpharetta Street, and Highway 92 (East Crossville Road) converge, enabling a high daily traffic count and exceptional visibility.

Roswell, one of Metro Atlanta's most dynamic submarkets, is a high-growth, business-friendly city with over \$489 million in capital investment since 2017, reflecting strong economic momentum.

The building's proximity to Wellstar North Fulton Medical Center makes it particularly attractive for healthcare providers. Its design and location are also well-suited for financial institutions, law firms, and other professional services seeking a prominent presence in Roswell.



LOCATION HIGHLIGHTS

- >> Highly Accessible Regional Location
- >> Extremely Affluent Demographics
- >> Safe & Stable Community

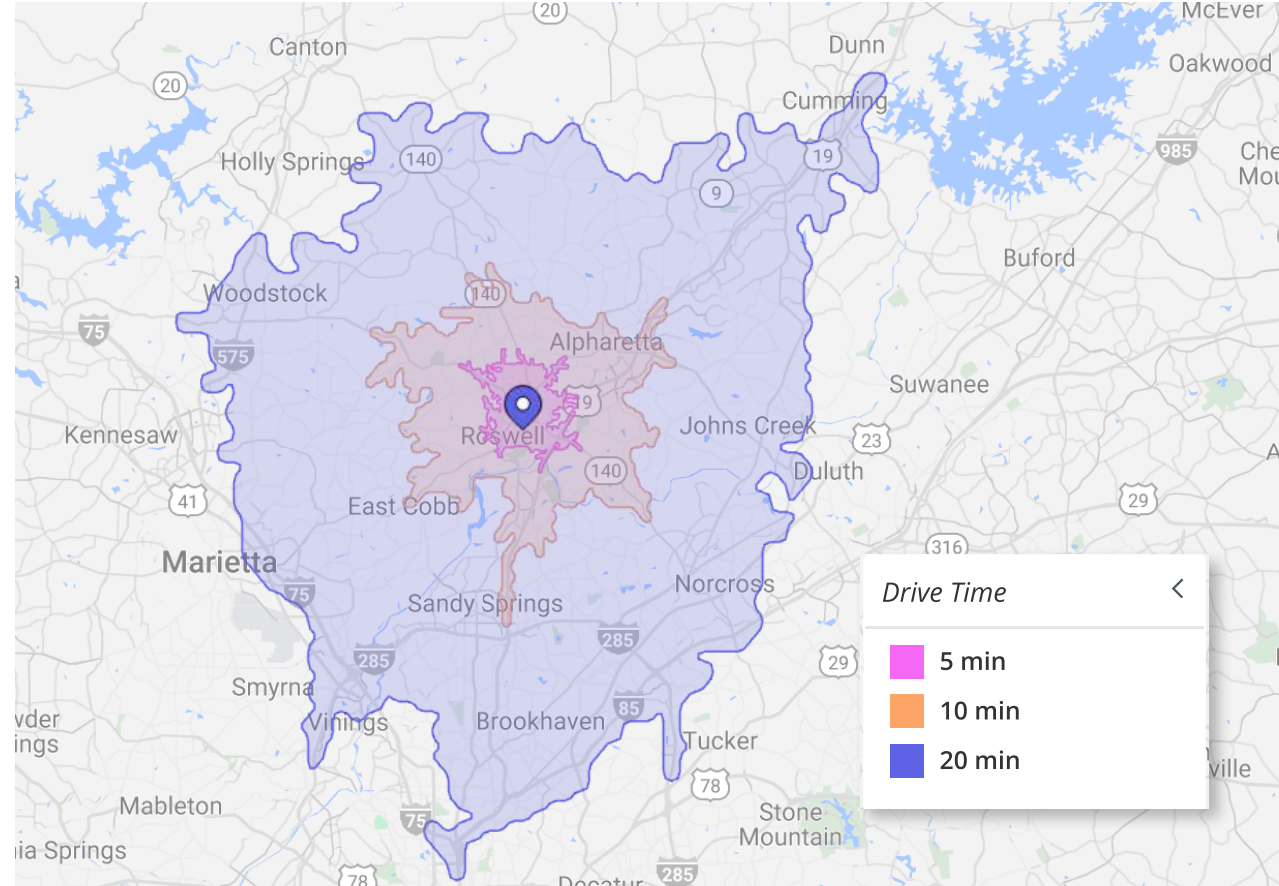


PROPERTY HIGHLIGHTS

- >> Ample On-Site Parking
- >> Convenient Traffic Light Access
- >> Elevator Access for Two-Story Use
- >> Architecturally Significant Design
- >> Exceptional Visibility on Main Corridor
- >> Modern, High-Quality Construction (Built in 2004)

DRIVE TIMES

- » 0.22 Mile to Highway 9 (1 min.)
- » 1.28 Miles to Downtown Roswell (4 min.)
- » 1.6 Miles to GA 400 (4 min.)
- » 2.6 Miles to Wellstar Medical Center (7 min.)
- » 3.6 Miles to Sandy Springs (8 min.)
- » 4.5 Miles to Downtown Alpharetta (9 min.)
- » 4.8 Miles to East Cobb (9 min.)
- » 4.8 Miles to Milton (9 min.)
- » 5.0 Miles to Johns Creek (10 min.)
- » 6.3 Miles to Dunwoody (10 min.)
- » 7.0 Miles to Peachtree Corners (12 min.)
- » 13.5 Miles to Buckhead (18 min.)
- » 14.5 Miles to Cumming (20 min.)



PROPERTY SPECIFICATIONS

ADDRESS	525 E Crossville Road, Roswell, GA	PARKING SPACES	77 Surface Spaces (5.45 per 1,000 SF)
YEAR BUILT	2004	BUILDING HEIGHT	36'
TOTAL SITE	2.07 Acres	SPRINKLER SYSTEM	Wet
TOTAL SQUARE FEET	14,000 SF	HVAC	22-Ton Roof Mounted Unit (2018)
PROPERTY TYPE	Office, Medical Office, R&D, School, L.M.	POWER	1200 Amp, 120/208 Volt Electrical System
NUMBER OF STORIES	Two (2)	ZONING	OP - Office Park District
TENANCY	Single or Multi-Tenant	TAX PARCEL ID	12-2081-0467-032-2
CONSTRUCTION	Masonry	COUNTY	Fulton



E Crossville Road / Highway 92

Mansell Road

E Crossville Road / Highway 92

Collection Street	Cross Street	Traffic Vol.	Distance
E Crossville Road	Mansell Road	40,890	0.09 Mile
Alpharetta Hwy	Houze Road N	49,177	0.22 Mile
Alpharetta Hwy	Houze Road S	41,983	0.24 Mile
Mansell Road	Applewood Dr.	14,822	0.29 Mile
Houze Road N	Mansell Road	6,890	0.30 Mile
Alpharetta Hwy	Elizabeth Way	29,938	0.32 Mile
Alpharetta Hwy	Thomas Drive	30,595	0.32 Mile
Alpharetta Hwy	Mansell Road	27,001	0.32 Mile
Mansell Road	Applewood Dr.	14,477	0.33 Mile



525 E Crossville Road



LOCATION HIGHLIGHTS



UNMATCHED ACCESSIBILITY WITH EXCEPTIONAL MARKET REACH: Ideally positioned in the heart of Roswell, 525 E Crossville Road enjoys immediate access to major transportation corridors, including GA-92 (East Crossville Road), GA-140, and nearby GA-400. This connectivity provides seamless commuting to and from surrounding communities such as Alpharetta, East Cobb, Sandy Springs, and Buckhead. Within just a 20-minute drive, the property taps into a robust population base of over **1.2 million residents**, making it an ideal location for businesses looking to attract both customers and top-tier talent from across the metro area.



EXTREMELY AFFLUENT DEMOGRAPHICS: Roswell is renowned for its highly educated, affluent population, making it especially attractive for medical offices, legal practices, financial services, and other professional users. The average per capita income within a 20-minute radius is **50% higher than the national average**, and **65% higher than the Georgia state average**, highlighting the area's capacity to support premium service providers and upscale tenants.



SAFE & STABLE COMMUNITY: Roswell consistently ranks among Georgia's safest cities, with **crime rates significantly below both state and national averages**. For commercial investors, this means lower insurance costs, enhanced tenant retention, and greater appeal to businesses that prioritize employee and customer safety.

ROSWELL CITY CENTER

City officials have recently announced proposed plans to turn the shopping center located at the corner of Highway 9 and Holcomb Bridge Road, into a 47-acre mixed-use development.



CURRENT DEVELOPMENT OVERVIEW



MIXED-USE



CIVIC PROGRAMMING



ECONOMIC GROWTH



JOB OPPORTUNITIES

MORRIS & FELLOWS

The development team behind **Morris & Fellows** has been chosen to create the master plan for the Roswell City Center. Their project portfolio includes:



CHERI MORRIS

Founder of Morris & Fellows with a 45-year track record of Class-A commercial real estate development



KRISTEN MORRIS

President of Morris & Fellows and previously Chief Retail Strategist at Jamestown



HISTORIC DOWNTOWN WOODSTOCK

Developers of the 32 acres that encompass the revitalization of Main Street



THE ALPHARETTA CITY CENTER

Developers of the 26 acres that include City Hall, the Library, and connecting parks.



PONCE CITY MARKET

Retail curators for 327,000 SF of retail and restaurant space.

An aerial photograph of Roswell, Georgia, showing a large, irregularly shaped development site outlined in white. The site is located near a major road intersection and is surrounded by existing commercial buildings, parking lots, and green spaces. A blue star icon is placed on a building at the bottom of the site, with a line pointing to a label.

Newly Proposed Roswell City Center

525 E Crossville Road

“This project has the potential to redefine how people live, work, and gather in our city. We’re reimagining a property that has long served as a commercial center into something that serves our future, a place where people can walk, dine, learn, and connect.”

KURT WILSON
MAYOR OF ROSWELL



PROPERTY HIGHLIGHTS



AMPLE ON-SITE PARKING (5.45 SPACES PER 1,000 SF): With ample surface parking well above standard ratios, the site supports high-traffic uses such as medical practices, client-facing service businesses, or multi-tenant professional office configurations. The generous parking also supports future flexibility for medical users or reconfigurations into higher-density occupancies.



CONVENIENT TRAFFIC LIGHT ACCESS: The property features both an ingress and egress located at a signalized intersection, allowing for easy and safe entry and exit in all directions. This feature enhances overall functionality and appeal for businesses reliant on client visits or employee commutes.



ELEVATOR ACCESS FOR TWO-STORY USE: The building is equipped with a passenger elevator, ensuring full ADA compliance and seamless access between floors. This feature is a critical asset for medical offices, legal practices, or multi-tenant uses where accessibility is both a legal requirement and a practical advantage for client service.



EXCEPTIONAL VISIBILITY WITH MONUMENT SIGNAGE ON MAIN CORRIDOR: Boasting monument signage on East Crossville Road (Highway 92), the property benefits from exceptional visibility to **over 44,000 vehicles per day**. This level of exposure makes the building highly attractive for users looking to enhance brand awareness, drive foot traffic, and attract a steady stream of clients and customers.



MODERN, HIGH-QUALITY CONSTRUCTION: Built in 2004, the property incorporates contemporary construction standards with durable materials and up-to-date infrastructure. The property is a well-maintained, newer-construction property that offers the reliability of modern building systems and design, reducing capital expenditures and ensuring a professional image for tenants or owner-users.







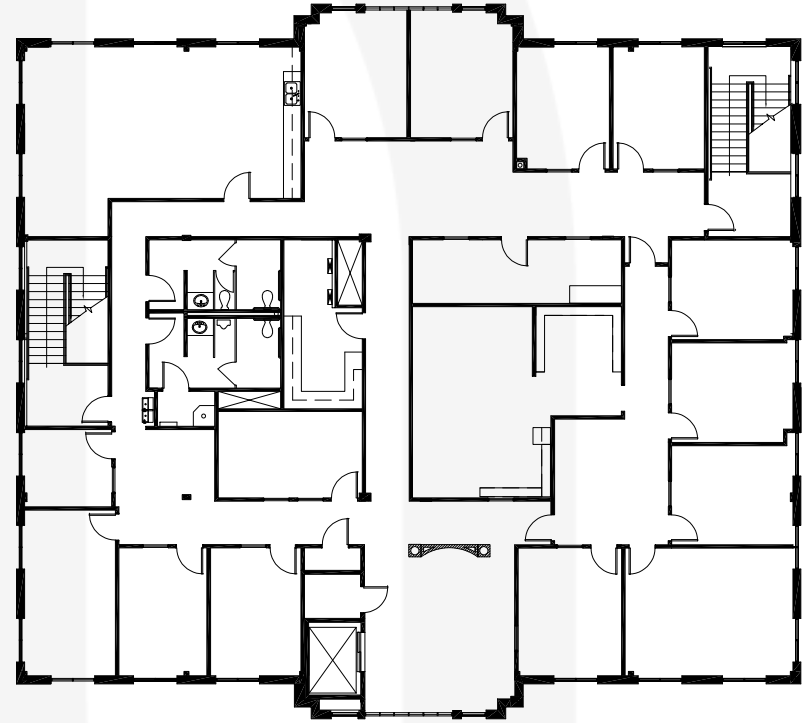
Visual renderings of the property with new exterior paint, windows, and roof enhancements.



525 E CROSSVILLE ROAD | FLOOR PLAN



First Floor Floor Plan



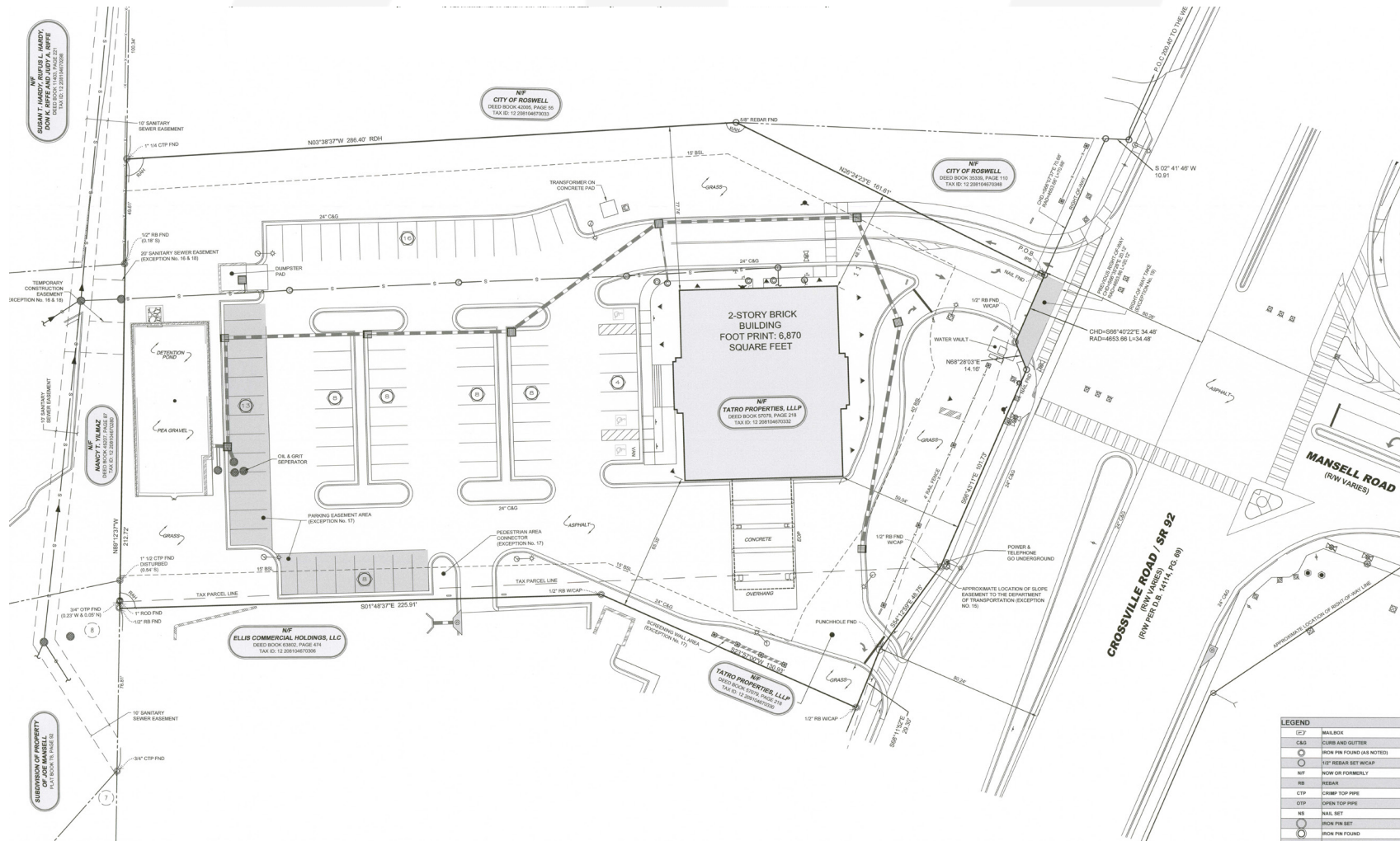
Second Floor Floor Plan

The Property's floor plan depicts a well-organized office layout with a central corridor design that maximizes access and functionality.

The features include:

- Spacious reception/lobby area located near the main entrance.
- Centralized restrooms and utility areas, including mechanical rooms and storage.
- Two (2) stairwells and an elevator for vertical circulation, enhancing accessibility and compliance.
- Multiple private offices or exam rooms arranged along the perimeter that provides natural lighting throughout.
- A large open area in the center that may be configured for collaborative workspaces, breakrooms, or internal operations.

525 E CROSSVILLE ROAD | SITE PLAN



LEGEND	
CTP	MAIL BOX
C&G	CLUBS AND GUTTER
○	IRON PIN FOUND (AS NOTED)
○	TOP REBAR SET W/ CAP
NF	NOW OR FORMERLY
RB	REBAR
CTP	CRIMP TOP PIPE
CTP	OPEN TOP PIPE
NS	MAIL SET
○	IRON PIN SET
○	IRON PIN FOUND
FND	FOUND
N&M	RECORD ANGLE FIELD
P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
BBL	BUILDING SETBACK LINE
○	PARKING COUNTER
○	LAMP POST
○	POWER POLE W/ LIGHT
○	LIGHT STAND
○	ELECTRIC METER
○	TRAFFIC LIGHT POLE
○	LANDSCAPE LIGHT
○	SANITARY SEWER MANHOLE
○	CLEAN OUT
○	PROP. MILE
○	FIRE HYDRANT
○	WATER VALVE

FOR MORE INFORMATION

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